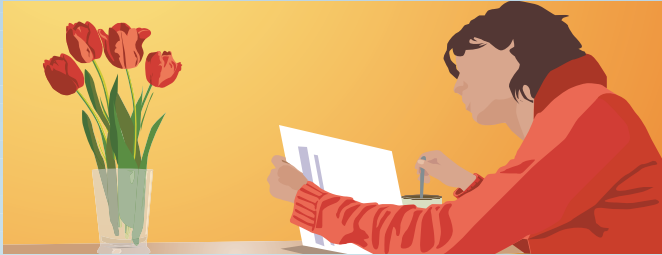




ELECTRICAL

SAFETY
COUNCIL

the home information pack



What is the Home Information Pack?

The Home Information Pack is a government initiative to improve the home buying and selling process which the government believes will make the buying and selling process clearer, easier and speedier.

The pack is being introduced under the Housing Act 2004.

Under the Act, homeowners (or their selling agents) will have to produce a Home Information Pack when marketing a home for sale. It will become mandatory in England and Wales from 1 June 2007.

The pack will have to contain a Home Condition Report which for the first time will provide sellers and buyers with a clear picture of the condition of the property before negotiations begin. The pack will also contain a number of documents, such as replies to standard searches, etc.

The Act will also require estate agents marketing homes for sale to belong to an approved redress scheme.

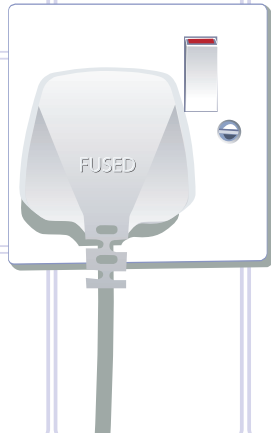
Full details about the Home Information Pack can be found on the Office of Deputy Prime Minister's web site:

www.homeinformationpacks.gov.uk

Why is the Pack necessary?

Under the present home buying process, a lot of the information needed about a property by buyers and sellers becomes available only after an offer has been made and accepted. This may mean that

problems with the property only come to light several weeks later, by which time the buyer and seller may have incurred significant costs in legal fees, searches, surveys, etc. This can cause the terms to be renegotiated, delay exchange of contracts and even result in the sale failing altogether.



Government research has shown that the current system is inefficient and wasteful and is not in the best interests of buyers or sellers. Delays caused by the present system can encourage gazumping and other problems. Providing key information up front in the Home Information Pack will make the process more efficient. This means less risk of deals collapsing, less wasted money and greater certainty for everyone earlier in the process.



What has this law to do with electrical safety?

Government statistics indicate that 20% of all fires in domestic premises in England and Wales are caused by electrical faults* which, on average, result in about 24 deaths and 590 non-fatal injuries in England and Wales. In addition, there are, on average, 12 deaths and 750 non-fatal injuries caused by electric shock** in domestic premises. The Electrical Safety Council is therefore supportive of any initiative that could help to identify unsafe electrical installations to users.

Any electrical work carried out in homes in England and Wales should be carried out by competent installers and the work should comply with the national standard, BS 7671. One of the requirements of this standard is that all electrical work is inspected and tested before the



installation is used and that a safety certificate is issued by the installer. The Electrical Safety Council would therefore like to see this safety certificate called for in the Home Condition Report so that the buyer has knowledge that the electrical installation is safe to use.

The Electrical Safety Council intends to work with other organisations to harness the views of the electrical industry as the new pack is piloted and introduced.

* Source: ODPM, Fire Statistics, 2004

** Source: ODPM, Regulatory Impact Assessment for Part P of the Building Regulations for England and Wales, July 2004



What is the Electrical Safety Council's view on the Home Information Pack

Although the Electrical Safety Council is supportive of this government Initiative there are some improvements it would like to see included in the Home Information Pack.

These include:

- Greater emphasis being given to electrical safety in dwellings and the importance of inspection and testing electrical installations both for new work and periodically
- Adequate resources put in place to ensure that enforcement of the new Act is effective.

- Inclusion of important information provided by installers registered with other government supported initiatives, such as Competent Person schemes and TrustMark



The voice of the consumer within the electrical industry

If you need further advice on any of the information given in this leaflet, visit our website: www.electricalsafetycouncil.org.uk or call us on **0870 040 0561**

The **Electrical Safety Council** is here to help **you**.



The Electrical Safety Council

Website: www.electricalsafetycouncil.org.uk • Telephone: 0870 040 0561

